

Single Family Residence **RESIDENTIAL**

## 2903 SIMPSON ST

SAINT PAUL, MN 55113

**\$352,172** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**1,536 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$352K**

\$341K low

\$363K high

Last Sale

**\$432,000 · Mar 31, 2022**

Est. Owner Equity

**\$352,172**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,370 (2025) |
| Assessed Value        | \$484,400      |
| Previous Assessed     | \$471,300      |
| Assessor Market Value | \$484,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | RAMSEY                  |
| Lot (acres)   | 0.25                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                    | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-------------------------|-----------|--------------------|--------|
| Apr 21, 2026 | Financing | Certificate Of Transfer |           |                    |        |
| Dec 22, 2021 | Financing | Intrafamily Transfer    |           |                    | \$216K |
| Dec 22, 2021 | Resale    | Warranty Deed           | \$432,000 | \$281              |        |
| May 8, 2019  | Resale    | Warranty Deed           | \$346,000 | \$225              | \$294K |
| Sep 21, 2016 | Resale    | Grant Deed              | \$298,000 | \$194              | \$293K |
| Jul 31, 2002 | Resale    | Grant Deed              | \$194,000 | \$126              | \$155K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Valentine Hills Elementary School | Elementary | 1–5    | 2.0 mi   |
| Mounds View High School           | High       | 9–12   | 2.6 mi   |
| Highview Middle School            | Middle     | 6–8    | 3.5 mi   |

District: Mounds View Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 55113

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>40,782</div> <div>POPULATION</div> | <div>\$89K</div> <div>MEDIAN IN-COME</div> | <div>45°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|